

August 18, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Francis X. Cuddy, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-888
Cecelia Borselli
50 Eastland Road, West Roxbury

Petitioner seeks dimensional variances of front and side yard deficiencies to legalize a one-story side addition to a dwelling in a Single Family (S-.5) district. The addition was illegally erected before the petitioner purchased the property in 1949 and petitioner is now unable to conclude a sale because of this violation. It would be a substantial hardship to the petitioner to remove the addition. Approval is recommended.

VOTED: That in connection with Petition No. Z-888 brought by Cecilia Borselli, 50 Eastland Road, West Roxbury, for dimensional variance of front and side yard deficiencies to legalize a one-story addition to a dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The addition has existed for many years and it would be a substantial hardship to the petitioner to remove the violation.

Re: Petition No. Z-889
Helen Dunwoody
132 Savin Hill Ave., Dorchester

Petitioner seeks variances of insufficient lot area per additional dwelling unit and usable open space to change occupancy from three to six families in a General Residence (R-.5 & R-.8) districts. Petitioner has purchased the abutting lot to add to the existing area however, the combined lot area is insufficient to support six families. The proposal is incompatible with the surrounding neighborhood. Recommend denial.

VOTED: That in connection with Petition No. Z-889, brought by Helen Dunwoody, 132 Savin Hill Ave., Dorchester, for two dimensional variances to convert occupancy from three to six families in a General Residence (R-.5 & R-.8) districts, the Boston Redevelopment Authority is opposed to the granting of the variances. The combined lot area is insufficient to support the six families. The proposal is incompatible with the surrounding neighborhood.

Re: Petition No. Z-890
Fidelity Construction Corp.
594 Truman Highway, Hyde Park

Petitioner seeks variances of insufficient lot size and rear yard to erect a one family dwelling in a Single Family (S-.5) District. The contour of this lot prevents compliance with code requirements, however, more than three fourths of the area is supplied and the yard variance is minimal. Approval is recommended.

VOTED: That in connection with Petition No. Z-890, brought by Fidelity Construction Corp., 594 Truman Highway, for two dimensional variances to erect a one family dwelling in a Single Family (S-.5) District, the Boston Redevelopment Authority has no objection to the granting of the petition. Compliance with code requirements is prevented by the unusual contour of the lot. The yard variance is minimal and more than three-fourths of lot area is supplied.

Re: Petition No. Z-891
Sun Oil Company
1200 V.F.W. Parkway, West Roxbury

Petitioner seeks an extension of a non-conforming use and two yard variances to erect a one story addition to a service station in three districts, Single Family (S-.5), Local Business (L-.5) and General Business (B-1). The expansion will be used as a registry inspection bay and will not have any adverse affect on the immediate area. Approval is recommended.

VOTED: That in connection with Petition No. Z-891, brought by Sun Oil Company, 1200 V.F.W. Parkway, West Roxbury, for an extension of a non-conforming use and two yard variances in single family, local and general business districts, the Boston Redevelopment Authority has no objection to the granting of the petition. The proposed inspection bay will be beneficial to the surrounding area.

Re: Petition No. Z-893
Marine Realty Trust
25 Lewis Street, East Boston

Petitioner seeks two conditional uses to change occupancy from warehouse to restaurant, stores and warehouse in a Waterfront (W-2) district. The site, known as National Docks and Storage Warehouse, is adjacent to the old South Ferry and the existing buildings are in a general state of disrepair. Although the General Plan indicates housing and recreational uses for this portion of the East Boston Waterfront, the inclusion of restaurant and small retail shops are in keeping with the overall objectives of the Plan pertaining to the improvement and revitalization of Boston's waterfront areas. The proposal, which includes a 300-car parking lot, will certainly improve the character of the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-893, brought by Marine Realty Trust, 25 Lewis St., East Boston, for two conditional uses to change occupancy from warehouse to restaurant, stores and warehouse in a Waterfront district, the Boston Redevelopment Authority has no objection to the granting of the petition. The restaurant and small retail shops are in keeping with the overall objectives of the General Plan pertaining to the improvement and revitalization of Boston's waterfront area.

Re: Petition No. Z-896
Beacon Hill Trust
53 Beacon Street, Boston

Petitioner seeks a conditional use to change occupancy from offices to a Modern School of Fashion Design in an Apartment (H-2-65) district. An essential objective of the Master Plan and the Zoning Code is to regulate the indiscriminate expansion of educational institutions in the Back Bay and Beacon Hill districts. The proposal appears to be in conflict with this policy. Denial is recommended.

VOTED: That in connection with Petition No. Z-896, brought by Beacon Hill Trust, 53 Beacon Street, Boston, for a conditional use to convert offices to a school in an Apartment (H-2-65) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The indiscriminate expansion of educational institutions in the Back Bay and Beacon Hill districts is in conflict with the Master Plan.

Re: Petition No. Z-898
John Earls
151 River St., Dorchester

Petitioner seeks a forbidden use and variance of lot size insufficient to erect a two story and basement three family dwelling in a General Residence (R-.5) District. The lot can support only one family. An additional 5600 square feet is required to support this proposal. Recommend denial.

VOTED: That in connection with Petition No. Z-898, brought by John Earls, 151 River Street, Dorchester, for a forbidden use and a variance of insufficient lot size to erect a three family dwelling in a general residence district, the Boston Redevelopment Authority is opposed to the granting of the petition. The lot can support only one family. An additional 5600 square feet is required to support this proposal.

Re: Petition No. Z-899 - 900
Anthony Turchin
35 Bellavista Road &
36-52 Woodstock Av., Brighton

Petitioner seeks nine variances to erect a four story 24 unit apartment structure in a Residential (R-.8) District and a forbidden use to allow off street parking on another lot in an Apartment (H-1) District. Practically every dimensional requirement is violated. Transportation Department is opposed as corner traffic visibility is not provided. It appears as though very little effort has been made to comply with the code. Recommend denial.

VOTED: That in connection with Petition No. Z-899 - 900, brought by Anthony Turchin, 35 Bellavista Road and 36-52 Woodstock Avenue, Brighton, to erect a four story 24 unit apartment structure in a residential district and a forbidden use to allow off street parking on another lot in an apartment district, The Boston Redevelopment Authority is opposed to the granting of the variances. Practically every dimensional requirement is violated. Corner traffic visibility is a serious infraction. Very little effort has been made to comply with the code.

Re: Petition No. Z-901
Beulah M. Frazier
4 Wyoming St., Roxbury

Petitioner seeks a variance of insufficient lot area per additional dwelling unit to legalize occupancy as a three family dwelling in a Residential (R-.8) District. The Washington Park staff reports unfavorably. The petitioner has applied for a Federal grant of \$1500.00 for removal of building code violations. This grant is applicable only to owners of one and two family homes. Denial is recommended.

VOTED: That in connection with Petition No. Z-901, brought by Beulah M. Frazier, 4 Wyoming Street, Roxbury, for a variance of insufficient lot area per additional dwelling unit to legalize occupancy as a three family dwelling in a residential district, the Boston Redevelopment Authority is opposed to the granting of the variances. A Federal grant to remove building code violations will not be allowed the petitioner if this occupancy is expanded to a three family.

Re: Petition No. Z-902
Local #7 International Ironworkers
35 Travis St., Brighton

Petitioner seeks a forbidden use to erect a one story and basement office building in a Residential (R-.5) District. The proposal with its attendant activities is an infringement on the remaining residential character of the neighborhood which is presently over burdened with business and industrial uses. Denial is recommended.

VOTED: That in connection with Petition No. Z-902, brought by Local #7, International Ironworkers, 35 Travis Street, Brighton, for a forbidden use to erect a one story and basement office building in a residential district, The Boston Redevelopment Authority is opposed to the granting of the petition. The proposal is an infringement on the remaining residential character of the neighborhood which is presently overburdened with business and industrial uses.

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Re: Petition No. Z-892
Alvan Corkin
980-1000 American Legion Highway
Roslindale

Petitioner seeks a conditional use to erect a one-story retail stores structure in a Local Business (L-.5) district. The petitioner seeks this permit under the terms of which he will be permitted to erect a structure of any size or shape so long as the exterior walls do not extend beyond the area shown on the submitted plan and which would be used for retail, service, office or restaurant uses. The uncertainty of these intended uses and the size of the structure make it virtually impossible to determine the suitability of the proposal or the impact on the community. The unusual size of the building area (269,040 square feet) makes it all the more imperative that the eventual uses be clearly defined. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-892, brought by Alvan Corkin, 980-1000 American Legion Highway, for a conditional use to erect a one-story retail stores structure in a Local Business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition as submitted. The uncertainty of the intended uses and of the size of the structure make it virtually impossible to determine the suitability of the proposal or the impact on the community. The unusual size of the building area makes it all the more imperative that the eventual uses be clearly defined. There is inadequate ingress and egress to the abutting street and a deficiency of off-street parking.

Re: Petition No. Z-895
First National Bank of Boston
100 Federal Street, Boston

Petitioner seeks variances of excessive floor ratio, insufficient setback of parapet and off-street loading bays to erect a 37-story bank and office building in a General Business (B-10) district. The site is bounded by Federal, Franklin, Congress and Matthews Streets. The proposal will promote efficient use of the land, improve pedestrian circulation in the area, and create large pedestrian open spaces around the building. At street level, the bank will occupy less than one-half of the open landscaped plaza. The Bank's major loading and handling activities will be conducted at other locations to avoid traffic congestion and therefore, Transportation Department reports favorably. Approval is recommended.

VOTED: That in connection with Petition No. Z-895, brought by First National Bank of Boston, 100 Federal Street, for three variances to erect a 37-story bank and office building in a General Business district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal is in accordance with the Central Business District Plan. The Bank's major loading and handling activities will be conducted at other sites to avoid congestion. The building design compensates for lack of parapet setbacks by providing needed pedestrian areas and spaces at ground level.

Re: Petition No. Z-897
Trustees of Boston University
197 Bay State Road, Boston

Petitioner seeks two conditional uses and a variance of off-street parking not supplied to legalize occupancy of a one-family dwelling to a fraternal dormitory for 21 persons, in an Apartment (H-4) district. Petitioner states the building was used as a dormitory for many years and is now occupied by a fraternity. The Back Bay and Transportation staffs are not opposed. Boston University regulations forbid on-campus students to park in the university area and sufficient space is available to accommodate cars generated by the occupancy. Approval is recommended.

VOTED: That in connection with Petition No. Z-897, brought by Trustees of Boston University, 197 Bay State Road, Boston, for two conditional uses and off-street parking variance to legalize occupancy of a one-family dwelling to a fraternal dormitory in an Apartment district, the Boston Redevelopment Authority has no objection to the granting of the petition. The building was used as a dormitory for many years and is presently occupied by a fraternity. Sufficient space is available to accommodate cars generated by the occupancy.

Re: Petition No. Z-904
Mary A. Taylor
13 Clevemont Ave., Brighton

Petitioner seeks a conditional use to convert a church to lodge and meeting hall in a Light Manufacturing (M-1) district. The structure has been occupied as a church for the last 50 years. Petitioner states the purchaser, Johannes Kelpius Lodge, is an educational, benevolent and science research Fraternal Order. The proposed occupancy will not adversely affect the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-904, brought by Mary A. Taylor, 13 Clevemont Avenue, Brighton, for a conditional use to convert a church to lodge and meeting hall in a Light Manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the permit. The proposed occupancy will have no adverse affects on the surrounding residences.